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19 Keptie Road

ARBROATH, ANGUS, DD11 3ED



The Location

Arbroath is a fashionable and progressive place to live or relocate and regaining popularity as a holiday retreat given the much improved A92 links to Dundee making it ideal for the commuter to Dundee or Aberdeen and providing access to Main A90 road North and South. There are train stations at Montrose and Arbroath with regular services to Aberdeen and to the south, including a sleeper service to London. Both Dundee and Aberdeen are within easy driving distance and provide all the facilities expected of major cities.

The town has excellent sports and leisure facilities, complemented with many local clubs, Golf, Tennis, Football, Rugby and Bowls are all available. Arbroath's retail sector is steadily growing and the Town has a fine selection of restaurants to suit all tastes plus varied hostelries and a few nightclubs.

Angus is renowned for its great variety of outdoor pursuits. Fishing can be taken on the rivers South and North Esk whilst the Angus glens provide some of the best hill walking in eastern Scotland. Lunan Bay is a renowned and award winning beach, popular with surfers, dog walkers and horse riders. There is an attractive coastal walk, along red sandstone cliffs, from Lunan Bay via Auchmithie to Arbroath, famous for its "smokies".

Sitting in a prominent central position, Keptie Road offers a mix of fine homes is situated just a few minutes walk away from the pond and offering easy access to the town centre. The attractive old harbour of Arbroath remains in action and long sandy beaches and stunning sandstone cliffs stretch out on either side of the town. From here you can enjoy a brisk walk along the coast path or maybe a pint or two in one of the local hostelries. Wander through the huddled cottages of the 'Fit o' the Toon' - the harbour district where the smell of Arbroath smokies usually hangs heavy in the air. Beyond it, the seafront road heads into Victoria Park. At the far end of the road, a path climbs up over the red sandstone cliffs of Whiting Ness, stretching endlessly onto the horizon and eroded into a multitude of inlets, caves and arches that warrant hours of leisurely exploration. Arbroath itself is one of the more popular locations in Angus for those seeking a coastal way of life and opportunities to buy homes finished to this standard do not arise that often.



View from Property



The Property

With a beautiful setting in front of Keptie Pond, number 19 is a period, mid terraced Town House with charming garden space.

Accommodation is formed over three levels and briefly comprises:-

Ground Floor:- Lounge, Dining room, Kitchen and guest cloakroom with WC.

First Floor:- Two Bedrooms and two en-suites. Bedroom one has an en-suite shower room and bedroom two has an en-suite bathroom. On this level is also a utility room with plumbing for a washing machine.

Attic Floor:- Two Bedrooms, study and bathroom.

This home is full of character and elegant proportions and is presented to the market in an immaculate condition, a real credit to the current owner. The lounge enjoys a bay window and beautiful period features include cornice and frieze with a ceiling rose. A feature fireplace and stripped wood floor add a comfortable feel to this elegant room. The dining room sits between the hall and the kitchen with built-in storage in a contemporary style. The kitchen is fitted with a range of floor and wall units with a central island doubling as a breakfast bar. A range cooker and hood add to the country style feel. A door from here opens to the back garden. In the hall, a “hidden” door reveals the guest cloakroom with toilet and wash hand basin.

The carpeted staircase rises to the first floor where there are two double bedrooms, each with an en-suite bath or shower room. On this level, we find a utility room as well, excellent positioning as ordinarily, all the washing comes from the bedrooms anyway.

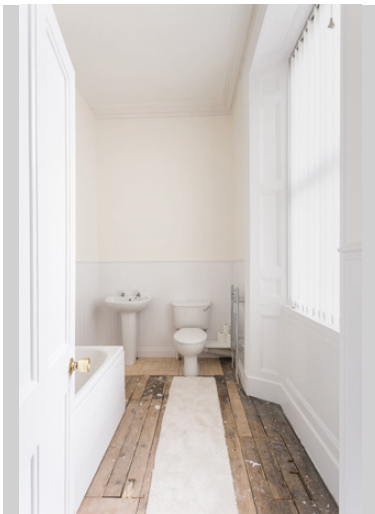
The staircase rises to the second floor and to two more bedrooms and a study or playroom. On this level is the family bathroom.

There is a courtyard area to the rear of the property with a walled garden and patio providing a tranquil space for dining alfresco. Some outhouses frame the garden including what would have been the outside loo. A gate on the back wall opens to the lane with access to the road. This home is warm, welcoming and beautifully presented making this a “must see” on your viewing list.









The Bedrooms & Bathrooms



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge 5.30m (17'5") x 4.10m (13'5")
 Kitchen 4.10m (13'5") x 3.30m (10'10")
 Dining Room 3.80m (12'5") x 3.00m (9'10")
 WC 1.70m (5'7") x 1.10m (3'7")

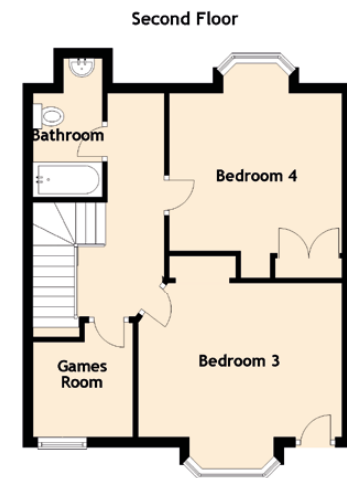
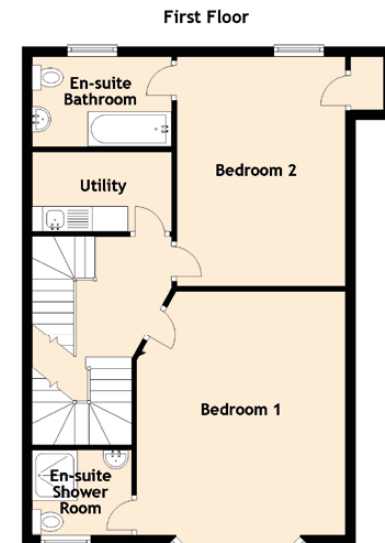
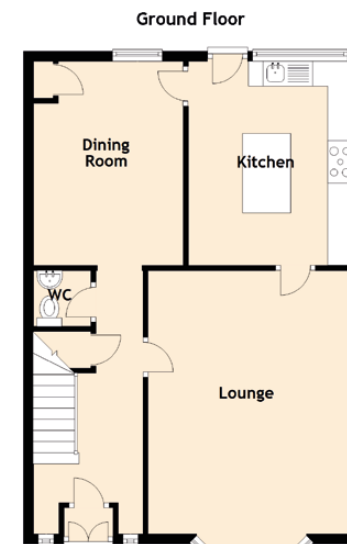
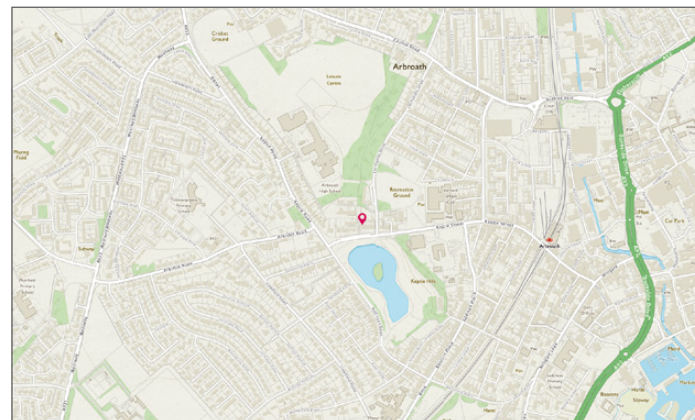
First Floor

Bedroom 1 4.90m (16'1") x 4.20m (13'9")
 En-suite Shower Room 2.10m (6'11") x 1.70m (5'7")
 Bedroom 2 4.60m (15'1") x 3.40m (11'2")
 En-suite Bathroom 2.80m (9'2") x 1.80m (5'11")
 Utility 2.80m (9'2") x 1.60m (5'3")

Second Floor

Bedroom 3 4.10m (13'5") x 3.10m (10'2")
 Bedroom 4 3.70m (12'2") x 3.47m (11'5")
 Games Room 2.30m (7'7") x 2.00m (6'7")
 Bathroom 2.70m (8'10") x 1.70m (5'7")

Gross internal floor area (m²): 168m² | EPC Rating: D





View from Property

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